

80353

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APPROVED AS TO FORM

M. Neal Huges
DEPUTY CITY ATTORNEY

6321

INDEXED

RECEIVED FOR RECORD
SEP 13 1967

Recorded in Official Records
of Riverside County, California

FEE \$ *1.00*
Recorder

W. H. D. B. B. B.

25 Min. Past 1 o'clock
At Request of *M. Neal Huges*
M

GRANT DEED

Microfilm recording from 4-1-65. Book and page
to be assigned. Identify by account number
and year of filing.

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation

Grantor

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
does hereby grant to the CITY OF RIVERSIDE, a municipal corporation, the
real property in the City of Riverside, County of Riverside, State of
California, described as follows: --

All that portion of Lot 6 of MARTIN and ORMAND TRACT, as shown by map
on file in Book 6, page 84 of Maps, Records of Riverside County, California,
described as follows:

BEGINNING at a point in the Southeasterly line of that certain parcel of
land conveyed to the City of Riverside, as Parcel 7 by Judgement in Eminent
Domain recorded June 9, 1965, as Instrument No. 66796, Official Records,
Records of Riverside County, California, said point being North 74° 27' 27"
East, 131.13 feet from the most Southerly corner of said Parcel 7;

Thence North 74° 27' 27" East, along said Southeasterly line 81.17 feet;

Thence North 13° 00' 14" East, along the Easterly line of said Parcel 7,
a distance of 67.20 feet to the beginning of a non-tangent curve concave
northerly, having a radius of 1351.00 feet; the initial radial line of said
curve bears South 05° 19' 48" West;

Thence Easterly along said curve, 65.17 feet through a central angle of
02° 45' 50", to a point in the Easterly line of said Lot;

Thence South 17° 55' 33" East, 56.09 feet;

Thence South 00° 15' 27" West, 45.34 feet to the beginning of a non-
tangent curve; the preceding two courses being along the Easterly line of
said Lot;

Thence Westerly on said last curve concave to the North, having a radius
of 1449.00 feet through a central angle of 06° 58' 06", an arc distance of
176.22 feet to the POINT OF BEGINNING; the terminal radial line of said last
curve bears South 08° 41' 09" West. .226

CALIFORNIA FEDERAL SAVINGS AND LOAN
ASSOCIATION, a corporation

Dated Aug 1st 9 19 67

By

By

Richard A. Conner 71 P.
Rosemary Bolen
Asst. Sec'y.

25
05
01
30

T2S R5W
T2S R4W



49' 49'

LOT

AVENUE

Lot 1

E'LY LINE OF THE
NW 1/4 OF SEC. 31

CHAPALA DR.

N00°22'46"W 575.00'

49' 49'
50.97' 50.97'

20.81'

55'

N74°22'46"W 218.35'
N74°22'46"W 344.59'
S74°22'46"E 358.64'
S74°22'46"E 372.69'
N70°46'20"W 158.96'
S79°46'50"E 159.35'
S71°29'20"E 149.27'
0.07'

438.28'
W 278.14'

454.17'

0.07'

Center of Section 31

CITY OF RIVERSIDE, CALIFORNIA

PLAT OF PARCEL(S) DESCRIBED
IN THE ATTACHED DOCUMENT

This plat is solely an aid in locating the parcel(s) described in the
attached document. It is not a part of the written description therein.

6.521